



Charles D. Baker
Governor

Karen E Polito
Lieutenant Governor

Daniel Bennett
Secretary

The Commonwealth of Massachusetts

Department of Public Safety

Board of Building Regulations and Standards

One Ashburton Place, Room 1301

Boston, Massachusetts 02108-1618

Phone (617) 727-3200

Fax (617) 727-5732

www.mass.gov/dps

Matt Calin
Commissioner

Richard Crowley
Chairman

Felix Zemel
Administrator

MINUTES

Fire Prevention Fire Protection (FPFP) Technical Advisory Committee

The Fire Prevention and Fire Protection Advisory Committee (FPFP) for the Board of Building Regulations and Standards held a meeting on August 10, 2016, at 9:00 a.m., at 50 Maple Street Milford, MA 01757.

Call to Order: The chair called the meeting to order @ 9:12 am

1. Roll Call

Robert Carasitti Chair (RC)	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent	
Dave LeBlanc V-Chair (DL)	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent	Arrived @ 9:40 am
Walter Adams (WA)	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent	
Don Contois (DC)	<input type="checkbox"/> present <input checked="" type="checkbox"/> absent	
Harold Cutler (HL)	<input type="checkbox"/> present <input checked="" type="checkbox"/> absent	
Felix Zemel (or designee)	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent	Designee: Jeff Putnam
Chief Gary McCarraher (GM)	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent	
Boston Fire Commissioner	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent	Designee: Paul Donga
State Fire Marshal (or designee)	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent	Designee: Jen Hoyt
Kurt Ruchala (KR)	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent	
Louise Vera (LV)	<input checked="" type="checkbox"/> present <input type="checkbox"/> absent	

2. Review of staff/public comment to proposed 9th Edition Sections:

a. R Bigelow Comment – Monitoring Language is incomplete.

- i. 903.4.1 Monitoring (this section is correct).
- ii. 907.6.6 Monitoring. Initial language is not complete (see 903.4.1) refers to 901.6
- iii. 901.6 Supervisory service. Where required, fire protection systems shall be monitored by an approved supervising station in accordance with NFPA 72.
- iv. 901.6.2 - Fire alarm systems. Doesn't refer to 903.4.1.

Suggest revised language to clarify monitoring criteria to be consistent with the 8th Edition.

Committee Effort

The committee discussed the comment and concurred that the intent was to have consistent monitoring provisions for sprinklers and fire alarms. Section 901.6 of the virgin IBC was intended for this purpose. However, consistent with prior recommendations, the committee wants the clarifying criteria of the options available to the owner to be clearly identified as illustrated in the MA amendment to 903.4.1.

A motion was made (Jen Hoyt) and seconded (Louise Vera) to allow the chair to provide language that effects the following:

1. Modify 901.6 to reflect the MA clarification on the available options.
2. Modify the MA amended 903.4.1 to refer to 901.6
3. Modify the MA amended 907.6.6 to refer to 901.6

Motion was approved Vote: 8-0-0 Dave LeBlanc was not yet present

The chair's proposed language is as follows:

901.6 *Revise section as follows:*

901.6 Supervisory service. *Where required, fire protection systems shall be monitored by an approved supervising station in accordance with NFPA 72. The owner has the choice of which single option to employ.*

- 1. UL listed or FM approved central supervising station, or*
- 2. Approved proprietary supervising station or approved remote supervising station, or*
- 3. Alarm signals to an approved Auxiliary Fire Alarm System in accordance with NFPA 72, with supervisory signals supervised by method a or b identified above, or at a constantly attended location approved by the local fire department, having personnel on duty trained to recognize the type of signal received and to take prescribed action. This shall be permitted to be a location different from that at which alarm signals are received.*

903.4.1 *Revise subsection as follows:*

903.4.1 Monitoring. *Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to one of the following NFPA 72 locations as identified in Section 901.6. The owner has the choice of which single option to employ.*

- ~~*1. UL listed or FM approved central supervising station, or*~~
- ~~*2. Approved proprietary supervising station or approved remote supervising station, or*~~
- ~~*3. Alarm signals to an approved Auxiliary Fire Alarm System in accordance with NFPA 72, with supervisory signals supervised by method a or b identified above, or at a constantly attended location approved by the local fire department, having personnel on duty trained to recognize the type of signal received and to take prescribed action. This shall be permitted to be a location different from that at which alarm signals are received.*~~

907.6.6 *Revise subsection as follows:*

907.6.6 Monitoring. *Fire alarm systems required by this chapter shall be monitored by an approved supervising station in accordance with NFPA 72 and as identified in Section 901.6.*

Exception: *Monitoring by a supervising station is not required for:*

- 1. Single- and multiple-station smoke alarms required by Section 907.2.11.*
- 2. Smoke detectors in Group I-3 occupancies.*
- 3. Automatic sprinkler systems in one- and two family dwellings.*
- 4. Smoke detectors in patient sleeping rooms in occupancies in Group I-2.*

b. M Pilette Comment – Table 903.2 Note a Item 2

This is the MA unique provision that allows an NFPA 13D system in 3 families (new or existing). The original requirement under the 6th Edition was intended to provide an allowance for the 3 family building stock in MA to use a 13D system provided: a) a 20 minute water supply was incorporated and b) bedroom smoke detection was provided even though residential sprinklers are provided (reference 6th Edition 904.7 Exception).

These modified 13D systems were not intended to be used for side by side two houses (3 or more units) separated by code required separations. These townhomes designs were intended to have traditional, unmodified 13D systems (Reference 906.2.3).

Suggest revised language to clarify intent on when a modified and an unmodified 13D system is permitted/required.

Committee Effort

The committee discussed the comment and in general concurred that the intent was to allow for a modified 13D system in stacked 3 family buildings. As side by side townhomes 3 stories or less in height are covered by the residential code, a motion was made (Jen Hoyt) and seconded (Louise Vera) for the chair to develop an exception to R313.1.1 Item 2 to clarify the 10 minute water supply under a traditional 13D system is all that is required (unlike the commercial code criteria for a 20 minute water supply). The exception should also be specific that the 3 unit townhouses are to be separated as required by R302.2.

Motion was approved Vote: 9-0-0

8/30/16 Revisited by FPFP

The chair reported that upon review of R313.1.1 Item 2, an exception exists that allows a 13D system for 3 unit townhouse buildings and as such an FAQ was appropriate (rather than a new exception).

R313.1.1 *Revise the section as follows:*

R313.1.1 Design and installation. *Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, as applicable:*

- 1. A townhouse building with an aggregate area of 12,000 square feet, or more, shall be provided with an NFPA 13 system.*
- 2. A townhouse building with an aggregate area of less than 12,000 square feet shall be permitted to use a NFPA 13R system.*

Exception: *A three-unit townhouse building with an aggregate area less than 12,000 square feet shall be permitted to use a NFPA 13D system.*

For the purposes of this section, the aggregate area shall be the combined area of all stories of the building and firewalls shall not be considered to create separate buildings. Aggregate area shall include garage areas, basement areas, and finished attic areas. Unfinished attic areas shall not be included in the aggregate area.

A motion was made (Dave LeBlanc) and seconded (Jen Hoyt) to develop an FAQ for the exception to R313.1.1 Item 2 to clarify the 10 minute water supply under a traditional 13D system is all that is required (unlike the commercial code criteria for a 20 minute water supply). The FAQ should also be specific that the 3 unit townhouses are to be separated as required by R302.2.

Motion was approved Vote: 7-0-1 Hal Cutler abstained

Vote was from 8/30 attendees prior to 9:16 am.

c. M Pilette Comment – Section 903.4.2

This section was amended and an exception added for Buildings equipped with 13D systems. It appears the intent was to not require a building fire alarm system for 3 families permitted to have a 13D system (unique to MA) simply because of the sprinklers. If this was the intent, then the exception should be to 903.4 so that the exception captures supervision and alarms.

Note that the 6th Edition did not require fire alarm systems for these buildings (R-2 with less than 13 Units: see 917.4.6). However, Section 906.5 required audible alarms on the exterior and throughout buildings equipped with sprinkler systems. 906.5 did not require a fire alarm system but a fire alarms system was one way to achieve such compliance.

Suggest revised language to clarify intent relative to buildings equipped with NFPA 13D systems.

Committee Effort

The committee discussed the comment and in general concurred that the intent was to allow for 13D systems without monitoring because the three family 13D option was a MA unique “lessening” of the model code (which would require a 13R or 13 system). A motion was made (Gary McCarraher) and seconded (Kurt Ruchala) to revise Exception 1 to 903.4 as follows:

[F] **903.4 Sprinkler system supervision and alarms.** Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

1. **NFPA 13D** ~~A~~automatic sprinkler systems ~~protecting one- and two-family dwellings.~~

Motion was approved Vote: 9-0-0

d. J Coture – Common area detection for 3 Families not protected with sprinklers.

- i. Language was supposed to be added (similar to **R314.9 Common areas** to address these 3 families) for 3 families.

R314.9 Common Areas All common areas including basements and hallways/stairways in two family dwellings shall have smoke detector protection. Each detection device shall activate an alarm that provides audible notification installed in accordance with NFPA 72-2013: 18.4.5.

A similar provision needs to be added for 3 families that are not sprinklered.

- ii. Also, FAQ's are needed for both R314.9 and the new provision in the commercial code for 3 families so the public and enforcement officials know what an acceptable/compliant design is supposed to consist of in terms of devices and their locations. It has been suggested that the provisions return to language found in the 6th Edition 918.4.7 Exception 3:

918.4.7 Use Group R-2: An automatic fire detection system shall be installed and maintained throughout all occupancies in use group R-2 and in accordance with table 918.

Exceptions:

- 1. An automatic fire detection system is not required in buildings that do not have interior corridors serving guestrooms or dwelling units and where all guestrooms or dwelling units have a means of egress door opening directly to an exterior exit access which leads directly to the exits.*
- 2. System smoke detectors are not required in guestrooms or dwelling units.*
- 3. A system heat detector shall be required within each guest room or dwelling unit located not more than six feet from each door way that leads to an interior corridor or exit. System heat detectors shall not be required where the guestroom or dwelling unit is equipped with residential sprinklers that, when activated, will activate the fire protective signaling system.*

Committee Effort

The committee discussed the comment and determined that two actions were necessary as next steps:

1. Language needs to be proposed for unsprinklered 3 families. D LeBlanc, K Ruchala and Louise Vera all agreed to review potential language to effect the committee's intent.
2. The code paths through both the residential code (2 families & townhomes) and the commercial code (stacked 3 families) needed to be thoroughly reviewed to address coordination. Jen Hoyt, Jeff Putnam and Paul Donga each agreed to provide reviews of the code paths.

Others were encouraged to do their own reviews and be prepared to discuss this issue at the next FPFP meeting.

4. The committee agreed to meet again on Tuesday August 30.
5. A motion was made to adjourn the meeting (D LeBlanc) and seconded (W Adams).

Motion was approved Vote: 9-0-0